

# Design and Access Statement - Flat 3, 5 Eton Avenue, NW3 3EL

## Introduction

This statement has been produced to accompany a planning application at Flat 3, 5 Eton Avenue, for the installation of seven double glazed timber sash windows to the front elevation at first floor level.

## Application Site

Belsize Conservation Area

## Planning History

Flat 3 does not appear to have a planning history other than being part of an application in 2004:

<i>Application Number</i>	<i>2004/5307/P</i>
<i>Site Address</i>	<i>5 Eton Avenue London NW3 3EL</i>
<i>Application Type</i>	<i>Full Planning Permission</i>
<i>Development Type</i>	<i>Residential Minor Alterations</i>
<i>Proposal</i>	<i>Change of use from 4 x self-contained flats to 5 x self-contained flats involving the erection of a 3-storey rear extension with balconies, the erection of a balcony with staircase to the garden at upper ground floor rear bay, the erection of railings on the flat roof of the existing bay at second floor level and other alterations to the fenestration of the rear elevation, the erection of a roof side projection with roof light to the west side of the roof and a cock-pit roof terrace to the east, the enlargement of an existing rear dormer and the installation of a roof light next to that.</i>

## Proposal

For this application the applicant has sought advice from Sash Windows London Ltd who are experienced in the design, supply and installation of timber sash windows across London in Conservation Areas. The proposed design has addressed the applicant's requirement to replace the existing dilapidated windows with acoustic double glazed timber sash windows in a style to match. The applicant does not wish to retain or replicate the leaded stained glass in order to maximize the natural daylight and reduce their reliance on artificial lighting.

The detailed drawings of the proposal illustrate the following elements for approval:

- Painted timber sash construction with spiral balance mechanism
- 25 mm double glazed acoustic units, comprising of 8.8 mm acoustic glass, 12 mm argon filled cavity and 4 mm glass
- White spacer 'warm edge' bars
- 25 mm applied/composite glazing bars
- Glazing beaded on the interior with exterior profiles to match traditional putty shape
- 20 & 16 small panes to the upper sashes and only 1 pane to the lower sashes
- Brickwork reveals with mortar partially concealing the box frame
- No trickle vents or exterior sash handles
- Timber run-through horns
- 40 mm meeting rails
- Frosted glass to the lower pane of the bathroom window 4, to match existing

In support of installing clear glass (in lieu of leaded stained glass), we note the following properties also have clear glass installed at first floor level.



No. 1 Eton Avenue (Clear glass)



No. 7 Eton Avenue (Clear glass)



No. 9 Eton Avenue (Clear glass plus one stained)

## Conclusion

The proposed installation of 7 replacement timber sash windows would improve and maintain the appearance of the building. They would not have a detrimental impact on the immediate or surrounding area, the amenity of neighbouring residents or cause unacceptable harm to heritage assets or their setting.